



**CITY OF EL PASO, TEXAS
CITY REVIEW COMMITTEE MINUTES**

The City Review Commission held its public meeting in the Planning and Economic Development Department, Planning Division, 5th Floor, Americas Conference Room, City Hall, 2 Civic Center Plaza, May 19, 2011 at 11:00 a.m. The following were present:

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

City Review Committee Members Present:

Chair Philip Etiwe, Planning and Economic Development, Development Review Manager

Esther Guerrero, Planning and Economic Development, Planner

Daniel Chavira, Engineering and Construction Management, Building Plans Examiner

Staff Members Present:

Robert Almonte, City Attorney's Office, Assistant City Attorney

Ernesto Arriola, Planning and Economic Development, Planner

Members of the Public:

Richard Teschner, Rim Area Neighborhood Association

Bruce Chavez, Bruce's Air, contractor

1. CALL TO ORDER/Chair's Comments/Public Comment

Chair Etiwe called the meeting to order at 11:04 a.m.

2. PLRG11-00013 Lot 1 and 2, Block 92, ALEXANDER, City of El Paso, El Paso County, Texas

Location: 1801 N. Stanton

Zone: A-O/NCO (Apartment Office/Neighborhood Conservancy Overlay)

Request: Installation of a wall and monument sign

Mr. Arriola gave a PowerPoint presentation and explained the property owner is requesting the City Review Committee review and authorize the release of permit(s) for the installation of non-illuminated wall and monument signs.

STAFF RECOMMENDS DENIAL OF THE REQUEST ON THE BASIS THAT IT EXCEEDS THE RIM-UNIVERSITY NEIGHBORHOOD PLAN REQUIREMENTS, NO SIGN LARGER THAN TWO SQUARE FEET. THE PROPOSED WALL SIGN IS 32 SQUARE FEET; THE PROPOSED MONUMENT SIGN IS 15 SQUARE FEET.



Non-Residential uses

2. Signage

- (a) Signs shall not obscure significant architectural features of a structure. The material shape, color, design and lettering of all signs shall be compatible with the style and period of the structure and Neighborhood as a whole.
- (b) Signs shall be used only to identify the property's address and business name.
- (c) One (1) on-premise business sign shall be permitted. It shall be no larger than two (2) square feet and the width shall not exceed the length by fifty (50) percent. All signs shall be wall mounted, nameplate style, and shall not project more than two (2) inches from the surface of the building. Signs shall be mounted on the first floor.
- (d) The following sign types are prohibited: rooftop; banners; flashing, flickering, or moving signs; temporary signs; display window signs, including those painted on the glass; awning signs; and illuminated signs.

FOR THE RECORD

Chair Etiwe requested the record reflect the property owner is not present for this particular case. The case was presented to Committee Members last week; however, the property owner was not present; therefore, Committee Members postponed the item one week.

Mr. Arriola stated the applicant was informed, via email through the contractor, of the meeting today. Additionally, Mr. Arriola spoke with the contractor on the phone this morning and explained either he or the property owner must be present at the meeting. The contractor responded he was informed not to attend the meeting; however, the contractor would notify the property owner that Staff had called requesting the property owner's attendance.

MOTION:

Motion made by Mr. Chavira, seconded by Ms. Guerrero **AND UNANIMOUSLY CARRIED TO DENY.**

3. **PLRG11-00014** Lot 6 to 10, Block 148, Alexander, City of El Paso, El Paso County, Texas

Location: 624 University Avenue
Zone: R-3/NCO (Residential/Neighborhood Conservancy Overlay)
Request: Replacement and installation of air-conditioning units

Mr. Arriola gave a PowerPoint presentation and explained property owners are requesting the City Review Committee review and authorize the release of permit(s) for the replacement of existing air-conditioning units with similar size and color air-conditioning units.

STAFF RECOMMENDS APPROVAL OF THE REQUEST BASED ON THE FOLLOWING RIM-UNIVERSITY NEIGHBORHOOD PLAN DESIGN STANDARDS:



Residential uses

2. Architectural Styles and Materials

- (b) The use of shapes, exterior wall colors, and design features which are substantially different from the shapes, exterior wall colors and design features in the Neighborhood shall not be permitted.

3. Roofs

- (a) Mechanical equipment and utility hardware on new construction shall be screened from public view.

7. Paint and Color

- (a) Metallic and fluorescent colors are not permitted.

Mr. Chavez, representing the property owners, was present.

Chair Etiwe asked if there were any further questions and/or comments.

Mr. Teschner noted the Rim Area Neighborhood Association likes it a lot.

MOTION:

Motion made by Ms. Guerrero, seconded by Mr. Chavira **AND UNANIMOUSLY CARRIED TO APPROVE.**

- 4. Approve the Minutes for the past CRC Meeting(s):
May 12, 2011

Chair Etiwe asked if there were any additions/corrections/questions/revisions.

MOTION:

Motion made by Ms. Guerrero, seconded by Mr. Chavira and **UNANIMOUSLY CARRIED TO APPROVE THE MAY 12, 2011 MINUTES.**

5. ADJOURNMENT

Chair Etiwe adjourned the meeting at 11:09 a.m.